

REQUEST FOR COUNCIL ACTION

MEETING
08-04-03

157-

AGENDA SECTION: PUBLIC HEARING	ORIGINATING DEPT: PLANNING	ITEM NO. E-11
ITEM DESCRIPTION: Final Plat #02-33 by Arcon Development Inc. to be known as Crimson Ridge. The Plat proposes to subdivide approximately 78.72 acres of land into 81 lots for single family detached housing and 7 outlots for future single family attached housing. The plat also dedicates the right of way for new public roadways. The property is located along the west side of 18 th Ave. NW, north of the Volunteers of America Development and Hunter Hills and east of 24 th Ave. NW.		PREPARED BY: Brent Svenby, Planner

July 30, 2003

Staff Recommendation:

Staff would recommend approval subject to the following conditions:

1. *No Parking signs shall posted on roadways meeting the standards for no parking per the letter dated July 25, 2003 from the Rochester Fire Department.*
2. *A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the July 23, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.*
3. *Construction of a temporary turn-around and dedication of an applicable public easement is required at the northerly extent of 23rd Ave. NW.*
4. *Controlled access shall be dedicated on the plat along the entire frontage 18th Avenue NW, with the exception of the public road access for Crimson Ridge Dr. NW and along the north side of Crimson Ridge Dr. NW, within 75 feet from the intersection of the 18th Avenue NW right-of-way.*
5. *The short stretch of roadway between Mountain Ash Lane NW and the western edge of the plat shall be designated as "60 Street NW" on the plat.*
6. *Parkland dedication for the plat shall be in the form of the combination of land and crash in lieu of land per the attached memo from Rochester Park and Recreation Department, dated July 23, 2003.*

Council Action Needed:

1. *If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution with findings supporting their decision.*

Attachment:

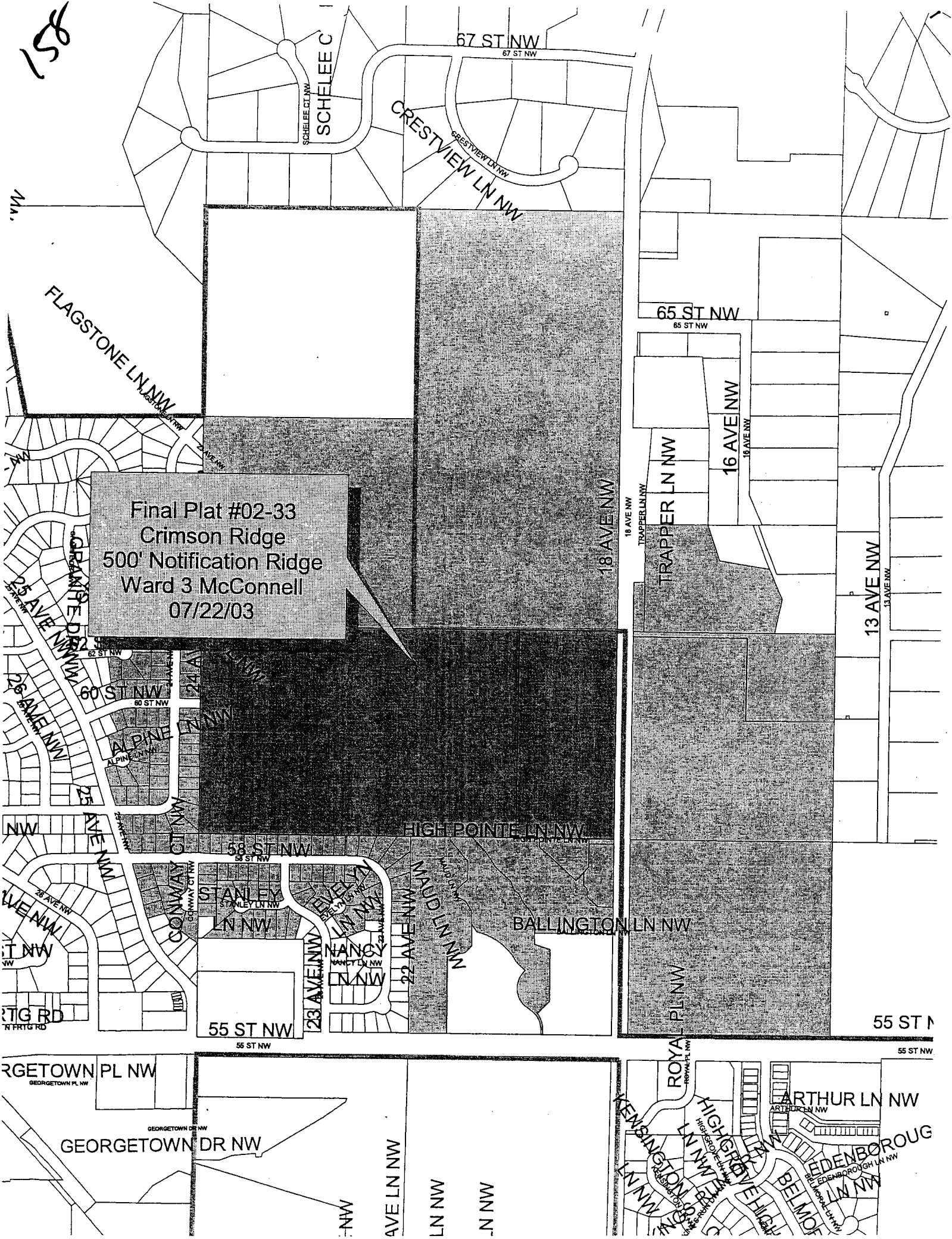
1. Staff Report dated July 30, 2003.

Distribution:

1. City Attorney
2. Planning Department File
3. Yaggy Colby Associates
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, August 4, 2003, in the Council/Board Chambers at the Government Center, 151 4th Street SE.

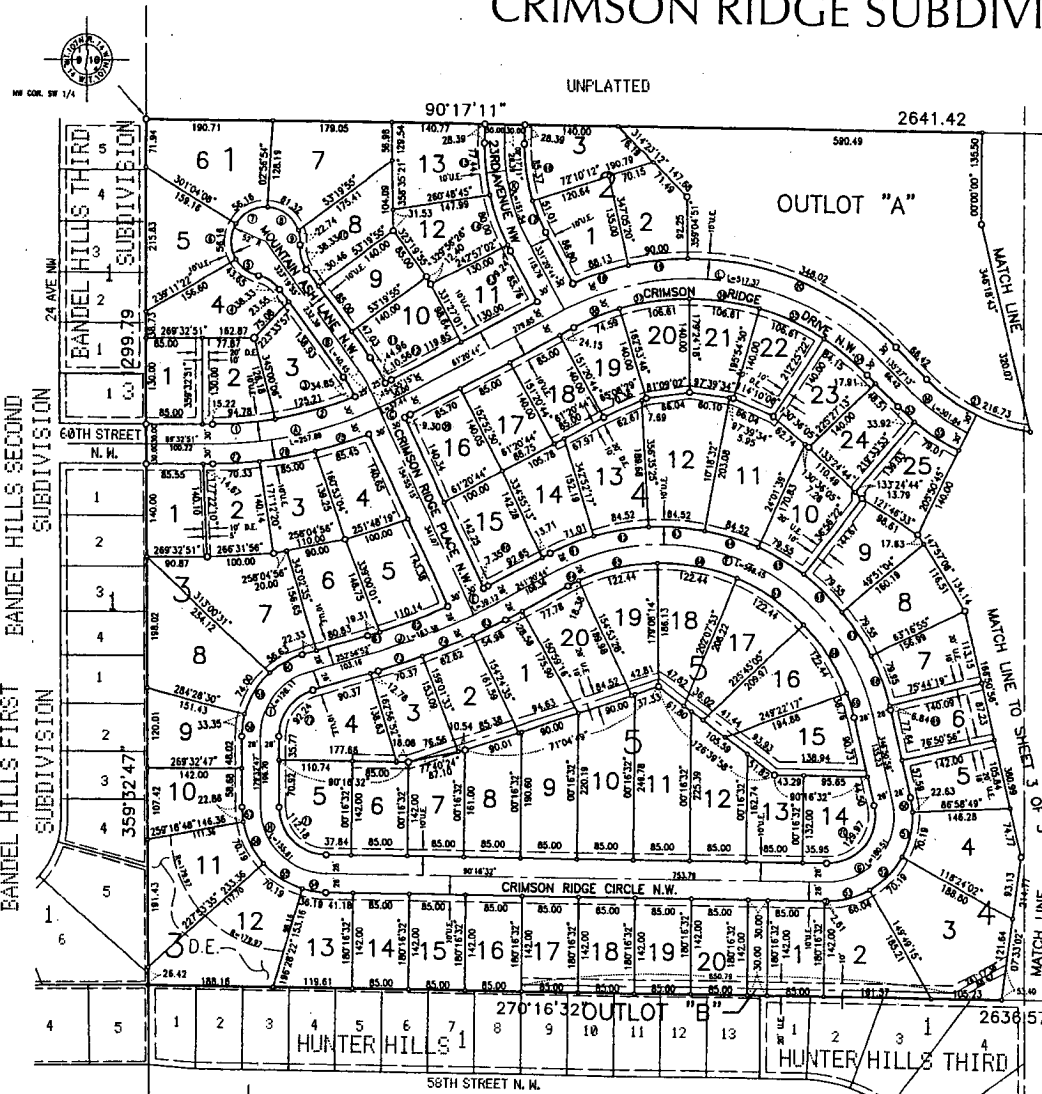
COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

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Final Plat #02-33
Crimson Ridge
500' Notification Ridge
Ward 3 McConnell
07/22/03

CRIMSON RIDGE SUBDIVISION



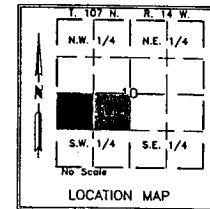
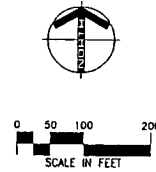
UNPLATTED

2641.42

OUTLOT "A"

MONUMENTS
 • Set 1/2" Rebars
 • Set 3/4" Iron Pipes
 • Found Monuments (Popl. Rod, Etc.)
 All monuments set have a plastic cap stamped L.S. 41887.

BEARINGS
 Plot bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.



NUMBER	LENGTH	AREA	PERCENT	PERCENT	PERCENT
1	14.78	21.37	1.00	1.00	1.00
2	12.21	12.21	1.00	1.00	1.00
3	36.33	13.14	1.00	1.00	1.00
4	42.85	48.06	1.00	1.00	1.00
5	26.11	12.21	1.00	1.00	1.00
6	38.15	11.57	1.00	1.00	1.00
7	61.31	12.21	1.00	1.00	1.00
8	32.74	12.21	1.00	1.00	1.00
9	38.15	11.57	1.00	1.00	1.00
10	38.15	11.57	1.00	1.00	1.00
11	14.78	12.21	1.00	1.00	1.00
12	10.34	10.34	1.00	1.00	1.00
13	12.21	12.21	1.00	1.00	1.00
14	38.15	11.57	1.00	1.00	1.00
15	38.15	11.57	1.00	1.00	1.00
16	38.15	11.57	1.00	1.00	1.00
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19	38.15	11.57	1.00	1.00	1.00
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83	38.15	11.57	1.00	1.00	1.00
84	38.15	11.57	1.00	1.00	1.00
85	38.15	11.57	1.00	1.00	1.00
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91	38.15	11.57	1.00	1.00	1.00
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96	38.15	11.57	1.00	1.00	1.00
97	38.15	11.57	1.00	1.00	1.00
98	38.15	11.57	1.00	1.00	1.00
99	38.15	11.57	1.00	1.00	1.00
100	38.15	11.57	1.00	1.00	1.00

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE EASEMENT

UTILITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

U.E. = UTILITY EASEMENT

CRIMSON RIDGE SUBDIVISION

SHEET NO. 2 OF 3

MINNESOTA PLANNING DEPARTMENT

21 2003

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CRIMSON RIDGE SUBDIVISION



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SCALE IN FEET

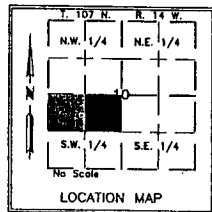
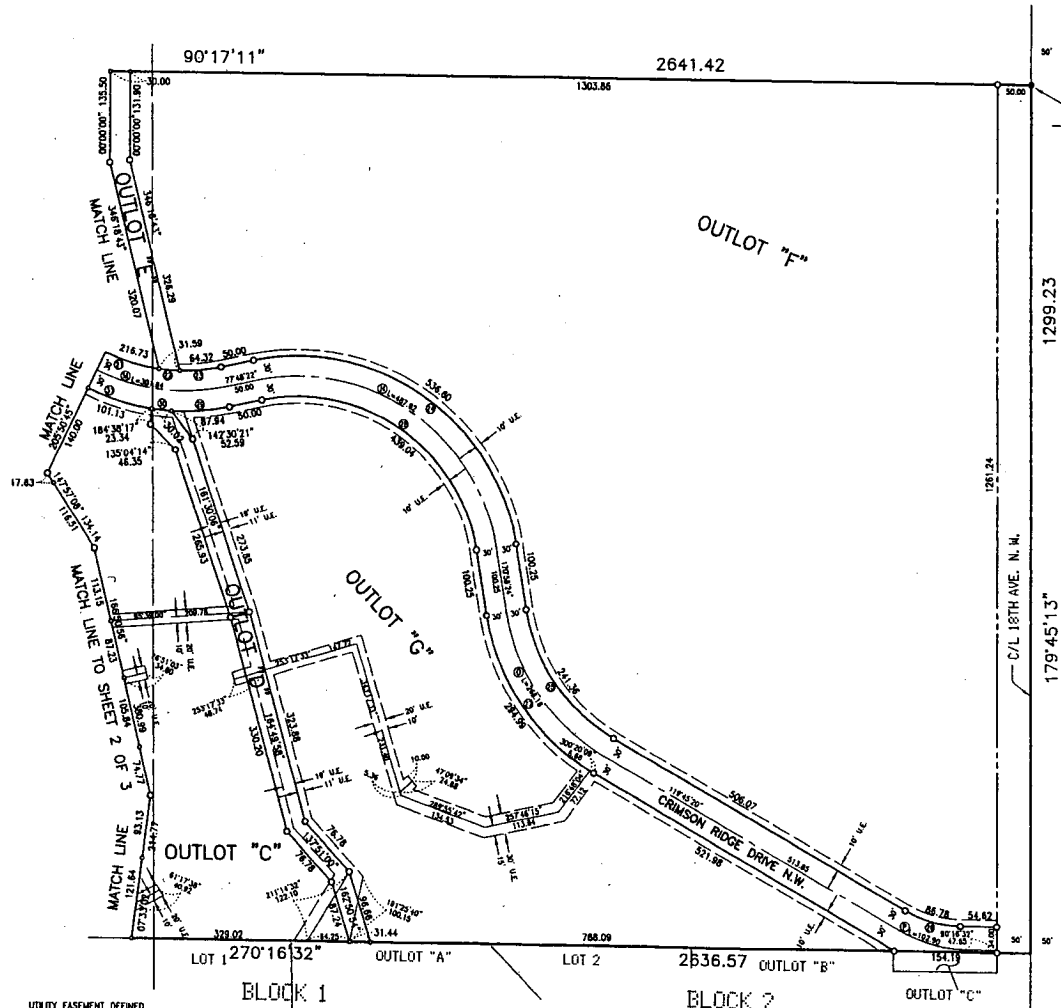


ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
111 THIRD AVENUE, SUITE 1100
ROCHESTER, NEW YORK 14603
TEL: 255-1000
FAX: 255-1001
EMAIL: YCA@YAGGYCOLBY.COM

- MONUMENTS**
- Set 1/2" Rebars
 - Set 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)

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BEARINGS
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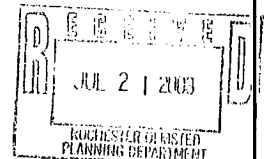
U.E. = UTILITY EASEMENT

A UTILITY EASEMENT IS DEDICATED OVER OUTLOT "E".

THE HOMESTEAD

CRIMSON RIDGE SUBDIVISION

SHEET NO. 3 OF 3





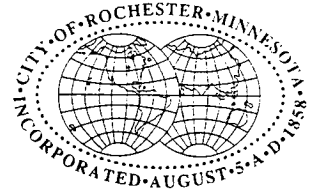
ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted

www.olmstedcounty.com/planning



TO: Rochester Common Council

FROM: Brent Svenby, Planner

DATE: July 30, 2003

RE: Final Plat #02-33 to be known as Crimson Ridge Subdivision

Planning Department Review:

Applicant/Owner:

Arcon Development
7625 Metro Boulevard
Edina, MN 55439

Surveyors/Engineers:

Yaggy Colby Associates
717 Third Avenue SE
Rochester, MN 55904

Referral Comments:

1. RPU Water Division
2. RPU Operations Division
3. Planning Department – Addressing
4. Rochester Building and Safety
5. Rochester Public Works Department
6. Fire Department
7. Park and Recreation Department
8. MnDOT
9. Olmsted County Public Works

Report Attachments:

1. Referral Comments (6 Letters)
2. Location Map
3. Copy of Final Plat

Plat Data:

Location of Property:

The property is located along the west side of 18th Ave. NW, north of the Volunteers of America Development and Hunter Hills and east of 24th Ave. NW.

Zoning:

The westerly portion of the property is zoned R-1 (Mixed Single Family) district, blocks 1, 2, 3, 4, 5 and a portion of Outlot A, B, and C. The easterly 39.10 acres is zoned R-2 (Low Density Residential), Outlot D, E, F, G and a portion of Outlot A and C.

Proposed Development:

The Plat proposes to subdivide approximately 78.72 acres of land into 81 lots for single family detached housing and 7 outlots for future single family attached housing.



Preliminary Plat:

A preliminary plat for this area was approved by the Council on August 19, 2002. The approval of the preliminary plat was subject to ten (10) conditions: The conditions are listed below:

1. The Final Plat shall include:
 - Controlled Access along the frontage abutting 18th Avenue NW and along the north side of the interior roadway (Street A) from 18th Ave. NW right-of-way west to match the location of the driveway serving the senior housing development in the VOA Development.
 - A 20' public utility easement for the water main loop shown between Lots 23 & 24, Block 3 and 10' along the rear of Lot 23, Block 3.
 - An additional easement width within Outlots B & D to provide a minimum of 10' from the water main.
 - The trail corridor running north/south through the property shall be on a 30' outlot on any lot which is not dedicated to the City.
 - If a design modification is not approved by the City Council, the applicant will need to provide a mid-block pedestrian connection in the vicinity of Lots 29-32 and 41-45, Block 3 to provide a pedestrian connection between Street "A" and "C".
2. Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, substandard street reconstruction charges & Traffic Improvement District charges, stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, access control, extension of utilities to adjacent properties, and contributions for public infrastructure.
3. A Storm Water Management Fee will apply to any area of the development that does not drain to an on-site detention facility. An access easement to the pond area will be required at the time platting. Any on-site facilities serving less than 50 acres will be private and will require the execution of a Maintenance and Ownership Agreement. Facilities serving at least 50 acres shall be platted as Outlot(s) and dedicated to the City.
4. In addition to pedestrian facilities being required along both sides of all new public roads within the Plat including frontages of all Outlots, a 10' wide bituminous path is required along the west side of 18th Avenue NW.
5. Outlot E shall be dedicated to the City, along with an access easement if there is not sufficient access to a public road.
6. Construction of a temporary turn-around, and dedication of an applicable public easement, is required at the northerly extent of Streets "B" and "D".
7. Street "C" shall be reduced from 36 feet in width to 32 feet (face to face) in width. Street "A" shall be 44 feet (face to face) at its intersection with 18th Avenue NW to accommodate a left turn lane and a right turn lane.
8. Parkland dedication shall be met as outlined in the July 11, 2002 memorandum from Rochester Park and Recreation.

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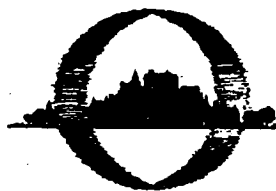
9. The applicant shall provide a right turn lane from 18th Avenue NW (County Road 112) to Street A and shall obtain an access permit from Olmsted County Public Works.
10. The property shall be investigated for wetlands and the necessary information be submitted to the LGU showing if there are or are not wetlands on the property prior to the submittal of any final plats on the property.

Final Plat:

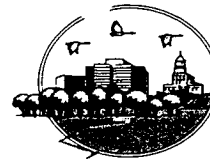
Planning Staff Recommendation:

The Planning Staff has reviewed the submitted final plat and would recommend approval subject to the following conditions:

1. *No Parking signs shall posted on roadways meeting the standards for no parking per the letter dated July 25, 2003 from the Rochester Fire Department.*
2. *A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the July 23, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.*
3. *Construction of a temporary turn-around and dedication of an applicable public easement is required at the northerly extent of 23rd Ave. NW.*
4. *Controlled access shall be dedicated on the plat along the entire frontage 18th Avenue NW, with the exception of the public road access for Crimson Ridge Dr. NW and along the north side of Crimson Ridge Dr. NW, within 75 feet from the intersection of the 18th Avenue NW right-of-way.*
5. *The short stretch of roadway between Mountain Ash Lane NW and the western edge of the plat shall be designated as "60 Street NW" on the plat.*
6. *Parkland dedication for the plat shall be in the form of the combination of land and crash in lieu of land per the attached memo from Rochester Park and Recreation Department, dated July 23, 2003.*



COUNTY OF
Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: July 23, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Pam Hameister, Wendy Von Wald; Wade Dumond;
Dale Allen

RE: **CRIMSON RIDGE**
FINAL PLAT #02-33

UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.

E911 ADDRESSING FEE: \$1620.00 (81 LOTS/ADDRESSES)

GIS IMPACT FEE: \$640.00 (88 LOTS/OUTLOTS)

Notes: 1. Additional E911 Addressing fees may be required upon Site Plan review.
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. The short stretch of roadway between Mountain Ash Lane NW and the western edge of plat needs to be given a designation.

RECOMMENDATION: Designate this short stretch of roadway as **60 STREET NW**.

ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

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DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 7/24/03

The Department of Public Works has reviewed the application for Final Plat #02-33, for the Crimson Ridge development. The following are Public Works comments on this request:

1. A Development Agreement has been executed for this Property.
 2. A City-Owner Contract has been executed for this Property.
 3. Construction of a temporary turn-around, and dedication of an applicable public easement, is required at the northerly extent of 23rd Ave NW.
 4. Controlled access shall be dedicated on the Plat along the entire frontage 18th Ave NW, with the exception of the public road access for Crimson Ridge Dr NW, and along the North side of Crimson Ridge Dr NW, within 75 feet from the intersection of the 18th Ave NW ROW.
- ❖ Charges/Fees applicable to the development of this property have been addressed in the Development Agreement and City-Owner Contract for the Property.

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ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

MEMORANDUM

DATE: July 23, 2003
TO: Jennifer Garness
Planning
RE: Crimson Ridge
Final Plat # 02-33

Number of dwelling units.....	81 units*
Density factor.....	.0244
Dedication	1.98 acres
Fair market value of land.....	\$26,000

*does not include dwelling units in Outlots A, C, G and F. Dedication for these to be determined when site plans and number of dwelling units is submitted.

The Park and Recreation Department recommends that dedication requirements be met via: Combination of land and cash in lieu of land with payment due prior to recordation of final plat.

The applicant should be required to grade and establish turf to Outlots E and D prior to deeding the outlots to the City.

Dedication credits can be extended for the construction of the 10' trail on Outlot E and D as the trail provides a direct connection to the adjacent school / park site.



The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: July 25, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher, Rochester Fire Department

SUBJ: Final Plat 02-33 by Acron Development Inc. to be known as Crimson Ridge.

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
 2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
 - a) Streets less than 36 feet in width shall be posted "No Parking" on one side of the street. Streets less than 28 feet in width shall be posted "No Parking" on both sides of the street.
 - b) Cul-de-sacs less than 96 feet in diameter shall be posted "No Parking".
 3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
 4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.
- c: Donn Richardson, RPU, Water Division
Mark Baker, Rochester Public Works
Arcon Development, Inc
Yaggy Colby Associates

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**Rochester Building
Safety Department**

Memo

To: Jennifer Garness, Planning Department

From: Kenneth Heppelmann

CC: Mark Sparks, Electrical Inspector
Gary Schick, Plumbing Inspector
Arcon Development, Inc.
Yaggy Colby Associates

Date: July 30, 2003

Re: Final Plat #02-33 by Arcon Development Inc. to be known as Crimson Ridge.

The above referenced development appears to indicate new construction that is regulated under the Building Code and will require building permits. Complete plans and specifications are required to be submitted for a building permits prior to construction.

The proposed construction appears to consist of attached single-family dwellings (townhomes) on separate lots with property lines between the units. Please verify the following items:

- Separate utility services (i.e. sewer, water, gas, electric, etc.) are required to be provided to each dwelling unit. The utilities are not permitted to encroach onto or through the adjacent lots.
- The dwelling units are required to be separated with fire resistive rated wall assemblies in accordance with the 2000 IRC, Section 321.2.
- The fire resistive rating of exterior walls, and projections from such walls, with a fire separation distance of less than three feet is required to comply with IRC Section 302.1.

Please let me know if you have any questions or concerns.

Thank you



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PUBLIC WORKS DEPARTMENT
2122 CAMPUS DR SE - SUITE 200
ROCHESTER MN 55904-4744
www.olmstedpublicworks.com
507.285.8231

July 24, 2003

Jennifer Garness
Planning Department

Dear Jennifer:

The Public Works Department has reviewed the Final Plat #02-33 by Arcon Development – Crimson Ridge (subdivide 78.72 acres into 81 lots for single family detached housing and 7 outlots) and has the following comments:

- ***Access has been approved to County Road 112 (18th Avenue NW)***

Sincerely,

Michael Sheehan
County Engineer

MTS/ts



T:\PWDATA\ENG\DOC\PLANZONE.DOC

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

21